

004.0

0008

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

897,000 / 897,000

USE VALUE:

897,000 / 897,000

ASSESSED:

897,000 / 897,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72-74		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MARSHALL JOSEPH M & FRANCES M	
Owner 2: TRS/ MARSHALL REALTY TRUST	
Owner 3:	

Street 1: 72 VARNUM ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MARSHALL JOSEPH M-ETAL -	
Owner 2: MARSHALL FRANCES M -	

Street 1: 72 VARNUM ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 4,955 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2608 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4955		Sq. Ft.	Site		0	80.	1.15	1									454,921						454,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										4505
										GIS Ref
										GIS Ref
										Insp Date
										08/31/17

!479!

USER DEFINED

Prior Id # 1:	4505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:16:04
LAST REV	
Date	Time
02/15/19	09:56:27
mmcmakin	
479	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
004.0-0008-0002.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	442,300	0	4,955.	454,900	897,200	897,200	Year End Roll	12/18/2019
2019	104	FV	342,400	0	4,955.	483,400	825,800	825,800	Year End Roll	1/3/2019
2018	104	FV	342,400	0	4,955.	352,600	695,000	695,000	Year End Roll	12/20/2017
2017	104	FV	320,700	0	4,955.	307,100	627,800	627,800	Year End Roll	1/3/2017
2016	104	FV	320,700	0	4,955.	261,600	582,300	582,300	Year End	1/4/2016
2015	104	FV	285,100	0	4,955.	255,900	541,000	541,000	Year End Roll	12/11/2014
2014	104	FV	285,100	0	4,955.	210,400	495,500	495,500	Year End Roll	12/16/2013
2013	104	FV	296,900	0	4,955.	200,200	497,100	497,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARSHALL JOSEPH	33942-523		10/1/2001	Family	99	No	No		
	11559-16		8/21/1968			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2017		MEAS&NOTICE						HS Hanne S
5/21/2009		Measured						189 PATRIOT
11/2/1999		Inspected						267 PATRIOT
9/20/1999		Mailer Sent						
9/20/1999		Measured						263 PATRIOT
10/1/1981								MS

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1924	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdct:	Fact: .							Totals	RMs: 11	BRs: 4	Baths: 2	HB							
Const Mod:				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Location:				Exterior:		No Unit	RMS	BRS	FL						
INTERIOR INFORMATION				Total Units:				Interior:		1	6	2							
Avg Ht/FL: STD				Floor:				Additions:		1	5	2							
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:											
Sec Int Wall:		%		Name:				Baths:											
Partition: T - Typical								Plumbing:											
Prim Floors: 3 - Hardwood								Electric:											
Sec Floors:		%		Total:	31	%		Heating:											
Bsmnt Flr: 12 - Concrete								General:											
Subfloor:										2	11	4							
Bsmnt Gar:				CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Electric: 3 - Typical				Basic \$ / SQ: 170.00				Rate	Parcel ID	Typ	Date	Sale Price							
Insulation: 2 - Typical				Size Adj.: 1.08550394															
Int vs Ext: S				Const Adj.: 0.98000199															
Heat Fuel: 2 - Gas				Adj \$ / SQ: 180.845															
Heat Type: 5 - Steam				Other Features: 101500															
# Heat Sys: 2				Grade Factor: 1.00															
% Heated: 100		% AC:		NBHD Inf: 1.00000000															
Solar HW: NO		Central Vac: NO		NBHD Mod:															
% Com Wall		% Sprinkled:		LUC Factor: 1.00															
				Adj Total: 640737															
				Depreciation: 198628															
				Depreciated Total: 442109															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:		Before Depr:	180.85												
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net:	106.84												
				Final Total: 442100		Val/Su SzAd:	183.37												
PARCEL ID 004.0-0008-0002.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8x10	A	AV	2005	0.00	T	11.2	104							
2	Frame Shed	D	Y	1	6x8	A	AV	2010	0.00	T	7.2	104							
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE			
AssessPro Patriot Properties, Inc																			